174.0	0008	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,200 / 650,200
					USE VALUE:	650,200 / 650,200
					ASSESSED:	650,200 / 650,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	19 WILLIAMS STREET LLC
Owner 2:	
Owner 3:	
Street 1:	60 HIGHLANDVIEW RD
Street 2:	
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01876 Type:

PREVIOUS OWNER

Owner 1:	HRUL THOMAS J/TRUSTEE -
Owner 2:	RITA C HRUL TRUST -
Street 1:	19 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	259,200		391,000	650,200
Total Card	0.106	259,200		391,000	650,200
Total Parcel	0.106	259,200		391,000	650,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.78 | /Parcel: 483.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116715

GIS Ref

GIS Ref

Insp Date 09/08/18

!13593!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0008-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,200	0	4,620.	391,000	650,200		Year end	12/23/2021
2021	101	FV	250,500	0	4,620.	391,000	641,500		Year End Roll	12/10/2020
2020	101	FV	250,500	0	4,620.	391,000	641,500	641,500	Year End Roll	12/18/2019
2019	101	FV	210,600	0	4,620.	385,400	596,000	596,000	Year End Roll	1/3/2019
2018	101	FV	210,600	0	4,620.	296,100	506,700	506,700	Year End Roll	12/20/2017
2017	101	FV	210,600	0	4,620.	279,300	489,900	489,900	Year End Roll	1/3/2017
2016	101	FV	210,600	0	4,620.	257,000	467,600	467,600	Year End	1/4/2016
2015	101	FV	197,700	0	4,620.	240,200	437,900	437,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:20:51

LAST REV

Date	Time
11/23/21	10:32:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13593

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HRUL THOMAS J/T	1581-130		11/9/2021		615,000	No	No		
HRUL PETER & RI	1373-66		8/19/2009	Family	1	No	No		Rita C Hrul dod 9/5/2019 Thomas Hrul successo
	657-122		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
12/18/2008	Entry Denied	372	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318399
Depreciation:	59222
Depreciated Total:	259176

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

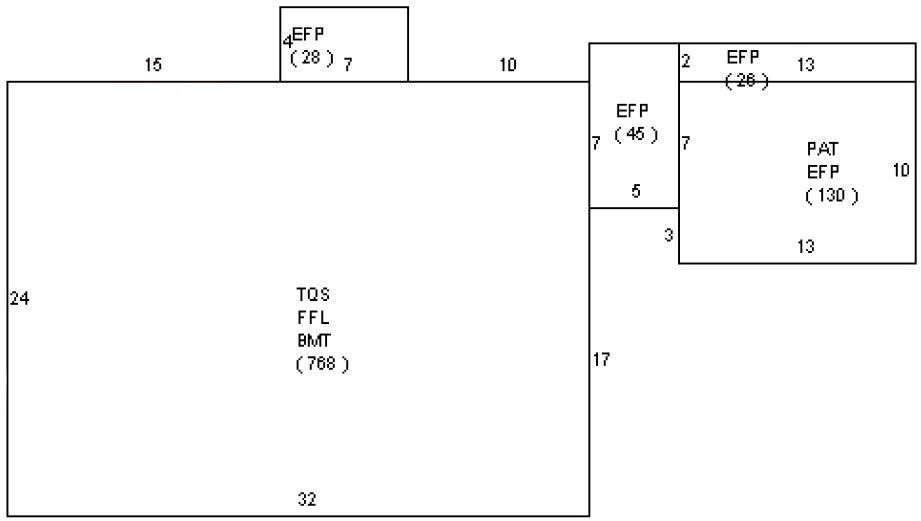
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	104.90
Final Total:	259200	Val/Su SzAd	192.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
EFP	Enclos Porch	229	39.110	8,956
PAT	Patio	130	5.130	667
	Net Sketched Area:	2,471	Total:	243,398
Size Ad	1344	Gross Area	2663	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

174.0-0008-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: